

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Durham Consortium**

State: **NC**

PJ's Total HOME Allocation Received: **\$16,886,394**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 18			
% of Funds Committed	84.65 %	93.18 %	17	92.82 %	6	11	
% of Funds Disbursed	70.83 %	83.85 %	17	82.38 %	6	9	
Leveraging Ratio for Rental Activities	0.33	5.89	14	4.55	6	7	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	87.69 %	1	80.69 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	39.44 %	67.38 %	18	67.01 %	10	13	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	14.10 %	75.79 %	18	79.23 %	1	1	
% of 0-30% AMI Renters to All Renters***	8.97 %	36.12 %	17	44.47 %	2	3	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	69.23 %	95.43 %	18	93.93 %	4	4	
Overall Ranking:			In State:	18 / 18	Nationally:	2 5	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$27,814	\$9,681		\$24,984	78 Units	17.10 %	
Homebuyer Unit	\$27,507	\$11,188		\$14,192	195 Units	42.90 %	
Homeowner-Rehab Unit	\$28,994	\$24,015		\$20,036	167 Units	36.70 %	
TBRA Unit	\$6,655	\$1,698		\$3,164	15 Units	3.30 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Durham Consortium NC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$33,788	\$75,737	\$28,835
State:*	\$66,590	\$80,009	\$24,890
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 0.9 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.85

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	14.8	2.6	3.6	0.0
Black/African American:	85.2	59.1	73.1	100.0
Asian:	0.0	1.6	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	34.7	22.2	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	2.1	1.2	0.0
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HOUSEHOLD SIZE:

1 Person:	88.9	14.0	35.3	46.7
2 Persons:	9.3	20.2	26.9	33.3
3 Persons:	1.9	14.5	10.8	13.3
4 Persons:	0.0	46.6	24.0	0.0
5 Persons:	0.0	2.6	1.2	6.7
6 Persons:	0.0	0.5	0.6	0.0
7 Persons:	0.0	1.6	0.0	0.0
8 or more Persons:	0.0	0.0	1.2	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	74.1	18.1	10.8	66.7
Elderly:	24.1	2.1	52.7	0.0
Related/Single Parent:	1.9	29.0	4.8	33.3
Related/Two Parent:	0.0	47.7	25.1	0.0
Other:	0.0	3.1	6.6	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	7.4	0.0 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	92.6	

of Section 504 Compliant Units / Completed Units Since 2001 4

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Durham Consortium





State: NC

Group Rank: 2
 (Percentile)

State Rank: 18 / 18 PJs

Overall Rank: 5
 (Percentile)

Summary: 4 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	39.44	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	14.1	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	69.23	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	3.86	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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